CERTIFIED FOR PUBLICATION

IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA SECOND APPELLATE DISTRICT

DIVISION SEVEN

TIMOTHY J. YOO, As Trustee In Bankruptcy, Etc.,

Plaintiff, Appellant and Cross-Respondent,

V.

MARTHA ROBI,

Defendant, Respondent and Cross-Appellant.

B165843

(Los Angeles County Super. Ct. No. BC184552)

ORDER MODIFYING OPINION AND DENYING REHEARING [no change in the judgment]

The opinion filed herein February 14, 2005, is modified as follows. On page 1, footnote 1, strike the fourth sentence beginning "After filing this action," and substitute the following: After Wolf commenced this action Timothy J. Woo, the trustee in his previously filed bankruptcy proceeding, was substituted as plaintiff.

This modification does not result in a change in the judgment.

The petition for rehearing is denied.